



SEASANDS 26, AUGUSTA STREET

SHERINGHAM, NR26 8LB

£365,000
LEASEHOLD - SHARE OF FREEHOLD

Located ideally for the sea front and the town centre, is this very spacious 3 bed maisonette with its own private parking and garden. Currently a successful holiday let, it would also make a lovely home! No upward chain.


HENLEYS
Residential Sales & Lettings

SEASANDS 26, AUGUSTA STREET

- 3 bedrooms • 2 reception rooms • Off road parking • Private garden • Located ideally for the town and sea front • Currently a successful holiday let. • No upward chain • Share of freehold



OVERVIEW

Just a few minutes walk to the sea front and the town centre is this idyllic and incredibly spacious 3 bed maisonette. With its own parking and garden, rarely does such a property become available within the town. It has been a successful holiday let for the past three years and could continue to do so, but it would also make a great full-time home. Viewing is highly recommended to appreciate all it has to offer.

FIRST IMPRESSIONS

The property is primarily built from knapped flint and brick adding much character to the external part of the building. To the front is a private garden with parking for two cars. A footpath leads to the main entrance. Beyond the parking space is a grass footpath which leads to the private garden which adjoins the neighbours garden.

ENTRANCE

A glazed door opens to the entrance lobby. From the lobby, carpeted stairs rise to the first floor landing. A cupboard houses the fuse boxes.

FIRST FLOOR LANDING

From the first floor landing, doors open to the kitchen, the shower room, the dining room, the lounge and 3rd bedroom. A further flight of stairs rise to the second floor where there are two spacious double bedrooms and a family bathroom.

LOUNGE

Two double glazed uPVC windows to the front aspect with carpeted flooring, high level picture rail and a feature fireplace with an inset coal effect gas fire and mantelpiece and hearth.

DINING ROOM

Double glazed uPVC window to the side aspect with carpeted flooring, feature fireplace with mantelpiece surround and high level picture rail.

KITCHEN

Double glazed uPVC window to the side aspect. The kitchen has a range of base units, worktops and wall mounted cupboards. Spaces for washing machine, slimline dishwasher, electric cooker (with overhead extractor unit) and fridge freezer. Wall mounted gas boiler. Ceiling mounted LED downlighting and wood effect laminate flooring.

3RD BEDROOM (1ST FLOOR)

A single bedroom with double glazed uPVC window to the front aspect and carpeted flooring.

SHOWER ROOM (1ST FLOOR)

Double glazed uPVC window to the side aspect. Three piece suite includes a shower cubicle, wash hand basin and dual-flush WC.

FRONT BEDROOM (2ND FLOOR)

Two double glazed uPVC windows to the front aspect with carpeted flooring and eaves storage cupboard.

BEDROOM (2ND FLOOR)

Double glazed uPVC window to the rear aspect with glimpses of the sea, carpeted flooring and eaves storage cupboard.

BATHROOM (2ND FLOOR)

Velux roof light to the rear aspect. Bath with mixer tap and shower head. Electric shower over the bath, period style wash hand basin and WC. Wood effect vinyl flooring.

PARKING

The property comes with its own off road parking with space for two cars to the left of the building.

CENTRAL HEATING

Gas central heating with radiators in every room.

GARDEN

A grass path to the left of the property leads to the private garden which is laid to lawn.

TENURE

Leasehold with 50% share of the freehold. The lease has 90 years remaining.

Ground Rent: Nil

Annual charges: On demand

Buildings Insurance: 50% shared with the neighbouring property.

Holiday Lets Permitted

Pets Permitted

SEASANDS 26, AUGUSTA STREET





SEASANDS 26, AUGUSTA STREET

ADDITIONAL INFORMATION

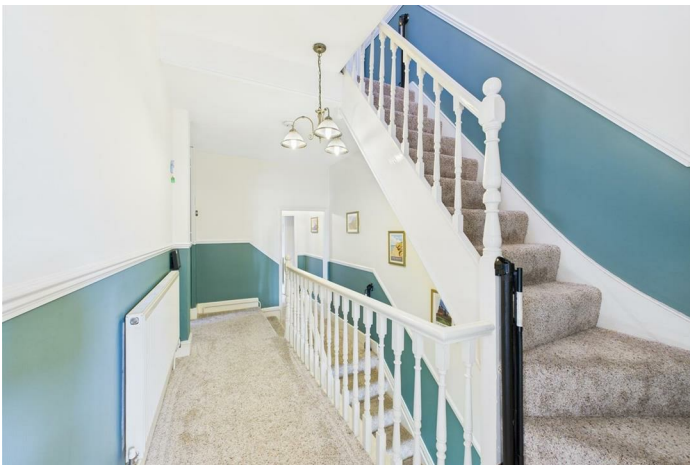
Local Authority –

Council Tax – Band Exempt

Viewings – By Appointment Only

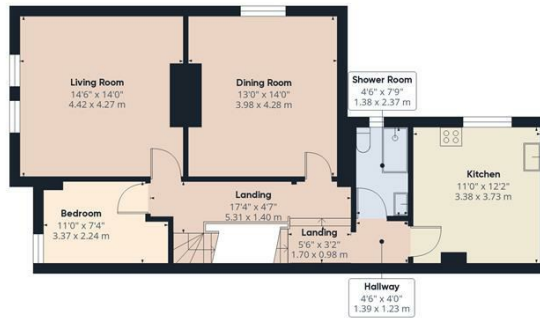
Floor Area – 1475.00 sq ft

Tenure – Leasehold - Share of Freehold





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1362.72 ft²
126.6 m²

Reduced headroom

75.13 ft²
6.98 m²

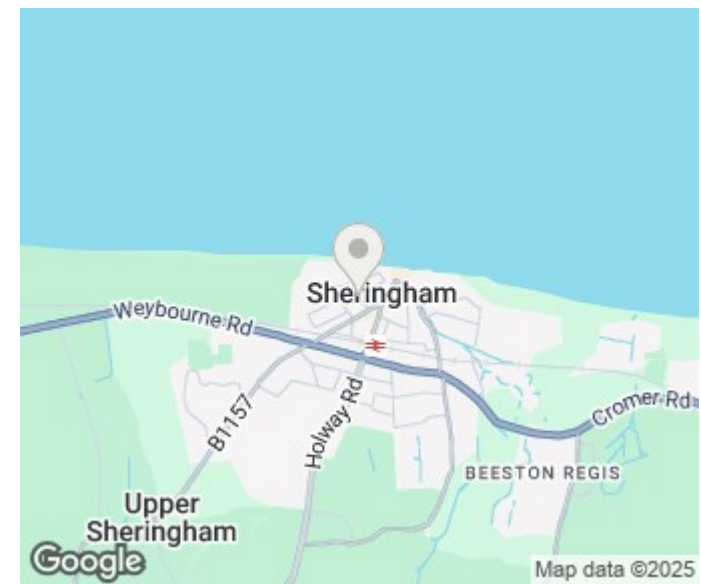
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	